

ANNUAL REPORT - 1983
PRINCE EDWARD ISLAND
LAND USE COMMISSION

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During the calendar year 1983 the Land Use Commission engaged in a broad range of activities relating to the use and ownership of land within the province. Seventeen meetings were held during the year. The main activities of the Commission can be summarized as follows:

1. Appeals.

The Land Use Commission hears appeals from persons who are dissatisfied with decisions made by government agencies and municipal governments under the Planning Act and the Unsightly Properties Act. Most appeals (12 in 1983) are submitted by persons or companies who have been refused permission to subdivide their land or from persons who are refused a building permit. In a much smaller number of cases, citizens or municipalities are appealing decisions involving the approval of a subdivision or building permit (2 in 1983). The Commission made decisions on 14 appeals under the Planning Act in 1983. Ten were appeals of decisions of the Department of Community and Cultural Affairs; the remainder were appeals of decisions made by municipalities under the authority of Official Plans or Zoning By-laws. The number of appeals heard by the Commission was double that in the preceding year. In 8 cases the appeal was denied; in 6 cases it was sustained.

It appears to the Commission from the cases heard that there is an increasing number of problems in rural and semi-rural areas involving conflicts between residential and other types of use.

The Commission continues to be responsible for making recommendations to Executive Council on all applications from non-residents and non-farm corporations seeking to acquire land in the province under the Lands Protection Act. The Commission is also responsible for the administration of the legislation.

During the course of the year the Commission made recommendations on 102 non-resident and 38 corporate applications. Land Identification Agreements were recommended for 23 properties. Nine requests to release land from land identification agreements were granted. No applications for special permits to exceed permitted land limits have yet been received.

The vast majority of applications under the Lands Protection Act continue to be routine in nature. Gifts and bequests between related individuals, transfers between one non-resident and another, transfers from an individual to his company, etc., make up the bulk of the transactions under the Act.

There continued to be a marked reduction in the number of applications received as compared to the period before 1981. In part, the reduction reflects a lower level of activity in the land market. In addition, under the new Lands Protection Act, farm corporations are exempt, non-resident exemptions have been slightly broadened, and parcels of one acre or less within incorporated municipalities are no longer considered as land.

3. Public Hearings.

No public hearings were held in 1983. Public hearings on land use policy are normally held at the request of Executive Council.

4. Official Plans.

Amendments to Official Plans were approved for the Villages of Cornwall and Wilmot. One zoning amendment was approved for the Town of Montague. Most suburban communities in the Charlottetown and Summerside areas now have their own Official Plans and administer their own subdivision and building regulations. Several are now reviewing their Official Plans which have been in effect for several years.

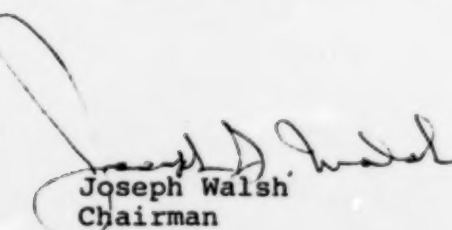
5. Municipal Boundary Extensions.

No applications were received for the extension of municipal boundaries during the year.

6. Changes in the Composition of the Commission.

Mr. Arthur Hudson of Cascumpeque was appointed to replace Mr. Don Campbell of Alberton who retired after providing four years of valuable service to the Commission. Mrs. Doris White and Mr. Joseph MacDonald were re-appointed for two-year terms. Mr. Joseph Walsh remains as Commission Chairman.

Because of budgetary restrictions the administrative assistant position was reduced to a half-time basis.



Joseph Walsh
Chairman

March 20, 1984

POOR

QUALITY

ORIGINAL